

**Subject:** RE: Byzantine Latino Quarter Business Improvement District Petition  
**From:** "Ynez O'Neill" <yvonmhi@ucla.edu>  
**Date:** 04/24/2018 02:59 PM  
**To:** "'Moises Gomez'" <moises@lani.org>  
**CC:** "'Steve Han'" <stevehan105@gmail.com>, "'Marc Tavakoli'" <marc@mdtproperties.com>

Dear Mr. Gomez,

Thank you for all your responses as well as for Mr. Tavakoli's e-mail.

We will show your comments to Management and will contact you should they have any more questions.

For now please see the attached petitions for our Pico properties.

Best regards,

Lauren Carpenter  
The Viole Family LLC  
(323) 934-0743

From: Moises Gomez <[moises@lani.org](mailto:moises@lani.org)>  
Sent: Tuesday, April 24, 2018 10:38 AM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu)>  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com)>; Marc Tavakoli <[marc@mdtproperties.com](mailto:marc@mdtproperties.com)>  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition

Lauren,

Apologies for the late response.

Here are the answers to your questions:

1. Business participation in the BID is 100%. This is a requirement set upon by the City of LA.
2. Unfortunately the BID has no control or oversight over the trash disposal services for each specific property. Where we do have authority is the trash pick and removal services in common public access are of the BID. This means the streets and alleyways. We can also serve as an advocate for property owners when it comes to interacting with the City. At this time we are trying to coordinate a meeting with Councilman Gilbert Cedillo in regards to various complaints from property owners regarding the increase trash removal fees.
3. We work with the local chapter of KYCC to address issues with graffiti on the boulevard. Moving forward if you have any issues with graffiti on any of the properties we can have them addressed at little to no cost to you. We can even coordinate between you and KYCC to ensure that they can match the paint of your buildings. The only caveat is that you have a mural on the bakery property which may require some additional coordination.

As for 4. & 5., by all means feel free to consult with your tenants.

Also, if it is alright with you I can have Marc Tavakoli who is a fellow business owner <https://goo.gl/maps/u2Cgrnedw6F2> and Vice President of the BLQ BID board <http://blqbid.org/main/about-us/advisory-board-of-directors.html> contact you to discuss the importance of the BID for the business community on Pico Blvd.

Let me know if there are any other questions that you might have.

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

800 Figueroa St., Ste. 970

Los Angeles, CA 90017

(213) 627-1822 x13

(323) 200-9132 mobile

(213) 627-1821 fax

[moises@lani.org](mailto:moises@lani.org) <mailto:moises@lani.org>

<http://blqbid.org> <http://blqbid.org>

[www.lani.org](http://www.lani.org) <<http://www.lani.org/>>

From: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Sent: Friday, April 20, 2018 3:35 PM  
To: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition

Dear Mr. Gomez,

Thanks. It's good to know we have more time.

We have a few more questions we want to ask:

1. What is the percentage of participation in the BID? Are all the businesses in the area participating?
2. With regard to the trash pickup, we pay Republic Services for disposal service at 1548-1566 W. Pico. How do we benefit from your trash pickups if we are already paying for our own service?
3. Can you please clarify what your graffiti removal service includes? We are asking because in the past we have paid for the removal of graffiti at our stores.
4. With regard to the sidewalk pressure washing and other street maintenance you've enumerated, we will consult our tenants if these services have affected their businesses.
5. With regard to the restaurant promotional banners, we will also ask our tenants serving in the food industry if they have availed of this benefit.

Please let us know.

Many thanks!

Best regards,

Lauren Carpenter

The Viole Family LLC

(323) 934-0743

RE: Byzantine Latino Quarter Business Improvem...

From: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Sent: Friday, April 20, 2018 2:54 PM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: Re: Byzantine Latino Quarter Business Improvement District Petition

You have a few days stil, as long as we can receive the signed forms by next Friday.

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

800 Figueroa St., Ste. 970

Los Angeles, CA 90017

(213) 627-1822 x13

(323) 200-9132 mobile

(214) 627-1821 fax

[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>>

[www.lani.org](http://www.lani.org) <<http://www.lani.org>>

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From: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Sent: Friday, April 20, 2018 2:38 PM  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition  
To: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >

Dear Mr. Gomez,

Thank you for your e-mail.

We noticed that the deadline is today. Is this a hard deadline?

Please let us know so we can act accordingly.

Many thanks!

Best regards,

Lauren Carpenter

The Viole Family LLC

(323) 934-0743

From: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Sent: Friday, April 20, 2018 1:42 PM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition

Hello Lauren,

The increase in the assessments is connected with the increase in property values as assessed by the City of Los Angeles.

With that said I am pursuing an increase in the frequency of street trash pickup, graffiti abatement, street tree trimming, business outreach, business and community advocacy on behalf of the BID with city government.

So yes, there should be a noticeable increase in the various services that we administer on behalf of the BID.

If you would like we could schedule a meeting to discuss some of the specific interests that you may have so that the BID can advocate for their adoption into the larger BID goals?

Please let me know.

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

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From: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Sent: Thursday, April 19, 2018 1:49 PM  
To: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition

Dear Mr. Gomez,

No problem.

Thank you for correcting the error.

In further reviewing our records, we noticed that over the last few years the BLQ Pico Blvd assessments on our property tax bills have remained constant as follows:

1562 W. Pico = \$157.23

1550 W. Pico = \$703.27

1807 W. Pico = \$117.87

1801 W. Pico = \$240.32

However, the figures from the petitions are significantly higher. Are these higher amounts going to yield additional benefits to us?

Please let us know.

Many thanks!

Best regards,

Lauren Carpenter

The Viole Family LLC

(323) 934-0743

From: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Sent: Wednesday, April 18, 2018 4:27 PM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition

Dear Lauren,

First of all my apologies.

Upon inspecting the petition it looks like there was an error in the way the system added the total amounts generated for this specific petition. It appears that the system was tabulating the amounts and percentages for the first petition you received for the properties on 1550 and 1562 W. Pico. and not 1801 and 1807 W. Pico.

The amounts and percentages have been retabulated and a corrected petition has been generated and has been attached.

As for your second question, yes that assessments you pay are bundled into your existing property payments which you make to the city. You will not receive a separate bill for these amounts.

I hope that answers your questions to your satisfaction.

If you have any further question please do not hesitate to e-mail or call me.

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

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[www.lani.org](http://www.lani.org) <<http://www.lani.org/>>

From: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Sent: Wednesday, April 18, 2018 1:54 PM  
To: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <<mailto:moises@lani.org>> >  
Cc: 'Steve Han' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Subject: FW: Byzantine Latino Quarter Business Improvement District Petition

Dear Mr. Gomez,

Our property manager Mr. Han at 1550 / 1560 W. Pico is asking us to sign the attached petition to have our properties at 1801 / 1807 W. Pico be included in the Business Improvement District.



We have two questions:

1. The figures in the Assessment Amount column of the petition do not add up. Please explain how they came up with the \$1141.75 figure.
2. Based on our records, our property tax bills already include BLQ Pico Blvd assessments in connection with these properties. Is this an additional assessment that will be added to our future property tax bills?

Our property manager explained that this will be no cost to us. However, we know that it is included in our property tax bills.

Please provide us with your response so we can decide on signing the petition.

Many thanks!

Best regards,

Lauren Carpenter

The Viole Family LLC

(323) 934-0743

From: Steve Han <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>> >  
Sent: Wednesday, April 18, 2018 12:46 PM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> >  
Subject: Re: Byzantine Latino Quarter Business Improvement District Petition

Sent from my iPhone

On Apr 17, 2018, at 2:48 PM, Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <<mailto:yvonmhi@ucla.edu>> > wrote:

Hello Mr. Han,

We understand that you spoke with Mrs. Ynez the last time you were here about signing a petition to add 1801-1807 W. Pico to the BLQ-PICO BID.

We have a few questions but the first thing we noticed is that the numbers in the Assessment Amount column of the petition do not add up.

Can you please investigate and let us know?

Many thanks!

Best regards,

Lauren Carpenter  
The Viole Family LLC  
(323) 934-0743

P.S.: Ynez asked me to ask you for Augustin's e-mail address...

From: Steve Han <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <mailto:stevehan105@gmail.com>> >  
Sent: Saturday, April 14, 2018 3:09 PM  
To: Ynez O'Neill <[yvonmhi@ucla.edu](mailto:yvonmhi@ucla.edu) <mailto:yvonmhi@ucla.edu>> >  
Subject: Fwd: Byzantine Latino Quarter Business Improvement District Petition

Hi Dear Ynez

I have a more e-mail from BLQ-PICO BID to have your sign on attached file and e-mail me it.

Thank you.

----- Forwarded message -----

From: Moises Gomez <[moises@lani.org](mailto:moises@lani.org) <mailto:moises@lani.org>> >  
Date: Fri, Apr 13, 2018 at 10:27 AM  
Subject: RE: Byzantine Latino Quarter Business Improvement District Petition  
To: "[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <mailto:stevehan105@gmail.com>" <[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <mailto:stevehan105@gmail.com>> >  
Cc: Rebecca <[rebecca@lani.org](mailto:rebecca@lani.org) <mailto:rebecca@lani.org>> >, "[yonahcares@yahoo.com](mailto:yonahcares@yahoo.com) <mailto:yonahcares@yahoo.com>" <[yonahcares@yahoo.com](mailto:yonahcares@yahoo.com) <mailto:yonahcares@yahoo.com>> >

Hello again Mr. Han,

RE: Byzantine Latino Quarter Business Improvem...

I was updating my listing of properties on the BID and I noticed that the Viole family has two additional properties that require a signed petition.

I have attached the document so that the Viole family can review and sign.

If you have any further questions you can reach out to me or Yonah Hong for details.

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

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[www.lani.org](http://www.lani.org) <<http://www.lani.org/>>

<image001.jpg>

From: Moises Gomez

Sent: Tuesday, April 3, 2018 8:46 AM

To: '[stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>>' <[stevehan105@gmail.com](mailto:stevehan105@gmail.com)> <<mailto:stevehan105@gmail.com>>

Cc: Rebecca <[rebecca@lani.org](mailto:rebecca@lani.org) <<mailto:rebecca@lani.org>>

Subject: Byzantine Latino Quarter Business Improvement District Petition

Hello Mr. Han,

It was a pleasure speaking to you yesterday.

As discussed, please see the attached petition for the Viole Family LLC properties at 1562 and 1550 W. Pico Blvd.

I have also attached the BID Renewal Proposal for your review.

Please have the petition signed and return it by no later than April 20th, 2018.

The BLQ-Pico BID has performed services that have been crucial to the commercial success of Pico Boulevard, including:

- \* Trash removal
- \* Sidewalk pressure washing
- \* Graffiti removal
- \* Bulky item pick-up
- \* Street light medallions
- \* Street furniture maintenance
- \* Restaurant promotional banners
- \* Neon sign conversion to LCD

With the renewal of the BLQ-Pico District we are planning to improve these services. This includes increasing pressure washing from its current frequency, trim District trees, and improve trash collection in District alleys.

I want to encourage all District property owners to continue working together to improve and develop Pico Boulevard and attract new businesses and pedestrians to an already vibrant area. Pico Boulevard is the most heavily used pedestrian street in the area and as downtown Los Angeles continues to develop, this is the perfect opportunity to gain exposure to new visitors and consumers.

Over 95% of the people traveling there are engaged in business and 97% of those were attracted by BLQ BID services. The presence of this good foundation provides the foundation for still more business volume improvements. Imagine our potential for the future!

Sincerely,

Moises Gomez

BLQ BID Program Manager

Los Angeles Neighborhood Initiative

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<http://blqbid.org> <<http://blqbid.org/>>

[www.lani.org](http://www.lani.org) <<http://www.lani.org/>>

<image001.jpg>

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Steve Han President Lic.00877050

K-Town부동산Realty & Management.

cp 213-272-4749 [stevehan105@gmail.com](mailto:stevehan105@gmail.com) <<mailto:stevehan105@gmail.com>>

T. 213-368-0355 F. 213-368-0315

3251 W 6th St. #105 Los Angeles, CA 90020

<Viole Family LLC A.PDF>

<SKtownRealt18041414220.pdf>

— image001.jpg —

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—Attachments:—

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image001.jpg	9.9 KB
BLQ Pico-PBID Petition 1550 & 1562 W. Pico.pdf	364 KB
BLQ-Pico PBID Petition 1801 & 1807 W. Pico.pdf	403 KB